

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

**PREPARED BY:** Lise Bazinet, Planner II

**SUBJECT:** Site Plan Site Plan Modification

**AFFECTED DISTRICT:** 4

**ITEM REQUEST:** Schedule for Council Meeting

**TITLE OF AGENDA ITEM:** SPM 12-5-08/09-26/Emerald Isle Estates

**REPORT IN BRIEF:** The petitioner requests site plan modification approval for a new “guardhouse type” entrance feature and gates improvement at Emerald Isle Estates. The subject property is located within 2.27 acres of the Home Owner's Association common area. The existing gated entrance was approved prior to the adoption of the Rural Lifestyle Regulations which prohibit guard gates, guard-arms, or other devices which can restrict access. As indicated by the petitioner, the proposed structure and new gates will help identify the entrance to the development while improving security. The petitioner also indicated that there will be no guard on the proposed structure.

The proposed building is designed in a contemporary style, consistent with the architecture of the residential development. The architectural elements include roof tiles, decorative medallions, scoring, an arched entrance, stucco banding, and aluminum arched windows. The exterior of the building is painted with the following colors: “Canewood” (walls), “Southwestern Sand” (trim), “Seasoned Acorn” (accent), with a beige and gray stone driveway and “Nutmeg” color tile roof.

The proposed entrance feature can be considered compatible with both existing uses abutting the subject parcel.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:** At the May 12, 2009 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to approve with the following comments: 1) that the petitioner add the dimension for the by-pass lane which should be 14-feet and

should be verified with the Fire Department; 2) add pipe bollards at the back side of the guard house to help protect the structure from turning trucks; 3) that this be noted as a “non-manned” gate house; and 4) to protect the existing trees as indicated in the landscape plans. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – absent; Mr. Evans – yes. **(Motion carried 4-0)**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):** Other - Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Planning Report

**Application:** SPM 12-5-08/09-26/ Emerald Isle Estates  
**Original Report Date:** 04/29/09

**Revision(s):**

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**TOWN OF DAVIE**  
**Planning & Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owner**

**Name:** Emerald Isle Estates Home Owners Association  
**Address:** 11011 Sheridan Street – Suite 208  
**City:** Cooper City, FL 33026  
**Phone:** (954) 931-3622

**Petitioner**

**Name:** ALC Building Consultants/Ronald I Kall  
**Address:** 8751 West Broward Boulevard – Suite 305  
**City:** Plantation, FL 33324  
**Phone:** (954) 370-3883

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**Background Information**

**Request:** Site plan modification approval for a new entrance feature and gates improvement

**Address:** Emerald Isle Way and SW 130<sup>th</sup> Avenue

**Location:** Generally located on the intersection of Emerald Isle Way & SW 130<sup>th</sup> Avenue

**Future Land Use Plan Map:** Residential 1 DU/Acre

**Existing Zoning:** A-1, Agricultural District

**Existing Use:** Entrance area

**Proposed Use(s):** Guardhouse feature and gates improvements

**Subject Parcel Size:** 2.27 acres

<b><u>Surrounding Uses:</u></b>		<b><u>Surrounding Land</u></b>	
		<b><u>Use</u></b>	<b><u>Plan</u></b>
<b><u>Designation:</u></b>	<b>North:</b> Single-family Dwellings DU/AC)	Residential	(1
	<b>South:</b> Single-family Dwellings DU/AC)	Residential	(1

<b>East:</b>	Single-family Dwellings/Vacant Lot	Residential	(1
	DU/AC)/Special		
	Classification 4 DU/ AC		
<b>West:</b>	Town of Davie Park	Residential	(1
	DU/AC)		

**Surrounding Zoning:**

<b>North:</b>	A-1, Agricultural District
<b>South:</b>	A-1, Agricultural District
<b>East:</b>	A-1, Agricultural District/PRD-4, Planned Residential Development
<b>West:</b>	RS, Recreation/Open Space

**Related zoning history:**

Records indicate that the existing Future Land Use Plan Map and zoning designations were in place at the time of annexation.

In 2002, Town Council adopted the Rural Lifestyle Development Regulations.

**Previous Requests on same property:**

*Plat Application (June Groves)*: was approved on February 22, 1990, and was subsequently recorded in Plat Book 150, Page 3, of the official records of Broward County.

*Site Plan Application (SP 5-11-99 Emerald Isles Estates)*: for the overall site plan for the residential development was approved on July 7, 1999.

**Concurrent Requests on same property:** n/a

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**Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code*, Article XII of the Land Development Code, Subdivisions and Site Plans.

*Land Development Code*, Article IX of the Land Development Code, Rural Lifestyle Regulations.

*Land Development Code, (Section 12-373, Expiration of Site Plans*, All site plans approved pursuant to this section shall expire eighteen (18) months from the date of approval, which expiration shall automatically occur without further notice to the applicant for whom said plan was approved unless a Town of Davie construction permit is secured and maintained pursuant to the date town council approved the site plan.

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**Comprehensive Plan Considerations****Planning Area:**

The subject property falls within Planning Area 2. This planning area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

**Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 113.

**Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)platting, and site planning of land shall be in

compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2:* No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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### **Application Details**

The petitioner's submission indicates the following:

1. *Site:* The proposed site plan modification for a new “guardhouse type” entrance feature and gates improvement at Emerald Isle Estates is located within 2.27 acres of common area. The existing gated entrance was approved prior to the adoption of the Rural Lifestyle which prohibits guard gates, guard-arms, or other devices which can restrict access. The proposed site plan modification also includes a new design for the gates to a smaller swing. As indicated by the petitioner, the proposed structure and new gates will help identify the entrance to the development while improving security. The petitioner also indicated that there will be no guard on the proposed structure.
2. *Architecture:* The proposed building is designed in a contemporary style, consistent with the architecture of the residential development. The architectural elements denoted on the building area roof tile, decorative medallions, scoring, an arched entrance, stucco banding, and aluminum arched windows. The exterior of the building is painted with the following colors: “Canewood” (walls), “Southwestern Sand” (trim), “Seasoned Acorn” (accent), with a beige and gray stone driveway and “Nutmeg” color tile roof.
3. *Access and Parking:* The proposed guardhouse is located within the existing entrance to Emerald Isle Estates Residential development and no parking is required for the proposed guardhouse.
4. *Lighting:* Only decorative light sconces are proposed as part of this site plan. This application was submitted prior to adoption of the “night sky” requirements and has not been reviewed for compliance with these newly adopted regulations.
5. *Signage:* Signage is not part of this site plan. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The petitioner's proposed landscape plan must meet the minimum requirements as indicated in the Town of Davie, Land Development Code, and A-1,

Agricultural District. A landscape plan has been submitted depicting location of trees as well as buffer areas.

7. *Drainage:* The petitioner obtained approval from Central Broward Water Control District (CBWCD) on March 25, 2009.
  8. *Trails:* The Oak Hill Park Trail is located along SW 130<sup>th</sup> Avenue right-of-way, adjacent to the subject site.
  9. *Local Concurrency:* n/a
  10. *Compatibility:* The proposed entrance feature can be considered compatible with both existing uses abutting the subject parcel.
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### **Significant Development Review Agency Comments**

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

#### **Engineering Division:**

1. Applicant must apply for engineering permit prior to construction after final site plan modification is approved.

#### **Landscaping Division:**

1. A Tree Removal/Relocation permit is required.
  2. A tree protection barrier note and a graphic detail to protect the existing trees is required.
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### **Public Participation**

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at Shenandoah Park meeting room, 14601 SW 14<sup>th</sup> Street on February 17, 2009 and February 24, 2009. Attached is the petitioner's Citizen Participation Report.

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### **Staff Analysis**

The petitioner's site design meets the intent of the existing A-1, Agricultural Zoning District. The proposed site plan is consistent with the Land Development Code as it relates to access, location, size, and use.

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### **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

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### **Site Plan Committee Recommendation**

At the May 12, 2009 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to approve with the following comments: 1) that the petitioner add the dimension for the by-pass lane which should be 14-feet and should be verified with the Fire Department; 2) add pipe bollards at the back side of the guard house to help protect the structure from turning trucks; 3) that this be noted as a “non-manned” gate house; and 4) to protect the existing trees as indicated in the landscape plans. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – absent; Mr. Evans – yes. **(Motion carried 4-0)**

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### **Town Council Action**

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### **Exhibits**

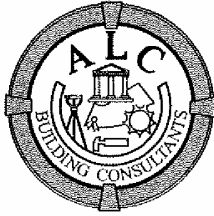
1. Petitioner’s Justification Letter
  2. 1,000’ Mail-out Radius Map
  3. 1,000’ Mail-out
  4. Public Participation Notice
  5. Public Participation Sign-in Sheets
  6. Public Participation Report
  7. Future Land Use Plan Map
  8. Aerial, Zoning, and Subject Site Map
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Prepared by: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_

*File Location: P&Z\Development Applications\Applications\SP\_Site Plan\SPM\_08\SPM 12-5-08 Emerald Isle Estates*



Exhibit 1 (Petitioner's Justification Letter)



• ARCHITECTURE • CONSTRUCTION MANAGEMENT

**ALC BUILDING CONSULTANTS**  
**of**  
**FLORIDA**

December 19, 2008

Town of Davie  
Site Plan (SP) Application  
Planning and Zoning Division

**Letter Of Intent:**

I have been retained by Emerald Isles Estates to design a small one story structure located at their existing gate phone pad. The building serves two purposes for their residential community. The building was designed to represent a guard house for security reasons. Cars have been entering the premise by tagging behind a resident after the gate is activated by a resident coming home. Cars have also entered the premise through the gate after a resident has left the site. The existing gates are very long takes some time to swing shut. The new design has smaller swing gates and provides a residential gate and one for the visitors. Barrier gates have also been provided for added security.

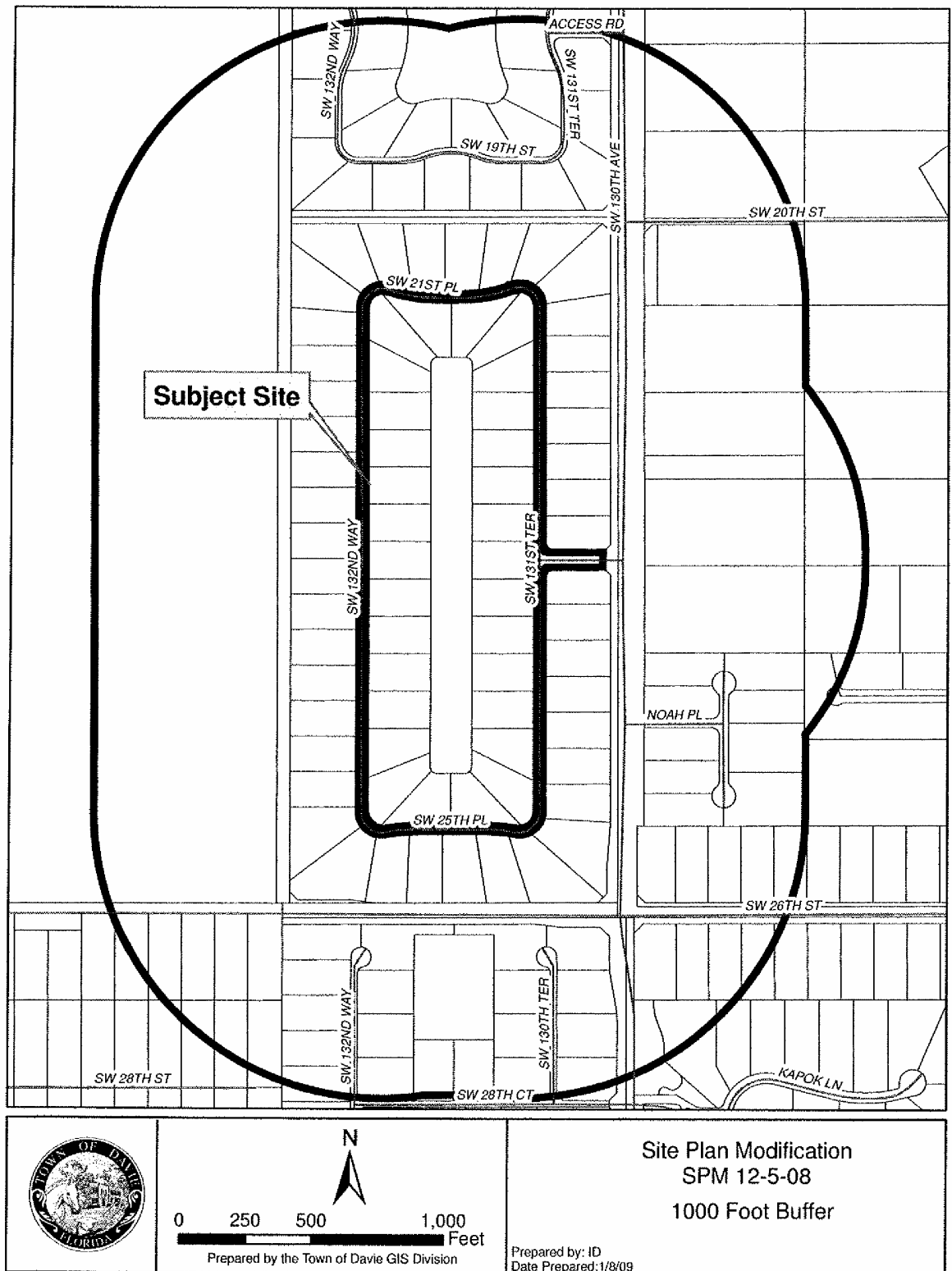
The structure also adds an additional esthetic quality to the entrance of their complex and compliments the well-designed existing landscaped driveway. The new structure also reflects the existing character of the homes within their gated community.

The new design presents an orderly and esthetic solution to their security issues that occurs daily.

Sincerely yours,

Ronald I. Kall, President  
Architect, AIA

Exhibit 2 (1,000' Mail-out Radius Map)



**Exhibit 3 (1,000' Mail-out)**

**SPM 12-5-08**

ACHALA INVESTMENTS OF FL LLC  
& KALPANA GROUP INC  
401 NW 110 AVE  
PLANTATION FL 33324

**SPM 12-5-08**

ACOSTA,ANGELICA  
13450 SW 26 ST  
DAVIE FL 33325-5114

**SPM 12-5-08**

AGUILAR,JORGE ANTHONY & JULIE  
2192 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**

ALMANDOZ,CARLOS M  
2100 SW 130 AVE  
DAVIE FL 33325

**SPM 12-5-08**

ANCONA,MICHAEL J & KAREN D  
2191 SW 131 TERR  
DAVIE FL 33325-5146

**SPM 12-5-08**

ANDREANO,DOMINIC J & STACEY A  
1720 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**

ARPIN,THEODORE J  
ARPIN,JULIANN  
2430 SW 130 AVE  
DAVIE FL 33325

**SPM 12-5-08**

BARTLETT,DENNIS A & LINDA  
2600 SW 130TH TER  
DAVIE FL 33330-1230

**SPM 12-5-08**

BENJAMIN,JAMES S & LAURA  
2401 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**

BENNETT,MICHAEL J & CATHERINE  
1840 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**

BENSON,HAYWARD STEPHAN  
4420 NW 15TH ST  
LAUDERHILL FL 33313-5621

**SPM 12-5-08**

BERG,PETER &  
BERG,CAREN  
13102 SW 21 PL  
DAVIE FL 33325-5145

**SPM 12-5-08**

BERHANE,TSEGAI BEMNET &  
BERHANE,MEHRET  
13154 SW 25 PL  
DAVIE FL 33325-5132

**SPM 12-5-08**

BERNAL INVESTMENTS LLC  
13152 SW 21 PL  
DAVIE FL 33325

**SPM 12-5-08**

BERRYMAN,PAUL R  
2311 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**

BINGER,ROBERT & HAZEL  
2601 SW 130 TER  
DAVIE FL 33330

**SPM 12-5-08**

BLEWS,KATHLEEN L  
13101 SW 21 PL  
DAVIE FL 33325-5124

**SPM 12-5-08**

BLOMQUIST,JAIME &  
SALLOP,RICHARD JOHN  
13102 SW 19 ST  
DAVIE FL 33325

**SPM 12-5-08**

BLYSKAL,EDWARD & TRUDY  
2652 SW 132 WAY  
DAVIE FL 33330-1260

**SPM 12-5-08**

BRECHER,DAVID & NICOLE  
2420 SW 131 TERR  
DAVIE FL 33325-5135

**SPM 12-5-08**

BROWN,MARK W & BELVA A  
MARK W & BELVA A BROWN TR  
2752 SW 132 WAY  
DAVIE FL 33330

**SPM 12-5-08**

BUCHANAN,STEVEN R & RHONDA C  
13201 SW 21 PL  
DAVIE FL 33325

**SPM 12-5-08**

BUITRAGO,GABRIEL & MARCELLA  
4230 DERBY DR  
DAVIE FL 33330-4336

**SPM 12-5-08**

BURDICK,KAL  
1209 WESTON ROAD STE 201  
WESTON FL 33326

**SPM 12-5-08**

BURROUGH,RANDALL C & M  
KAREN  
13390 SW 26TH ST  
DAVIE FL 33325-5104

**SPM 12-5-08**

CABEZA,ONELIO M &  
ESPINET,EMELINE C  
2651 SW 130 TER  
DAVIE FL 33330

**SPM 12-5-08**

CABRERA,MICHAEL A & DONNA L  
3423 W TORREYS PEAK DR  
SUPERIOR CO 80027-4639

**SPM 12-5-08**

COBB,CHARLES A & BRENDA J  
13316 SW 26TH ST  
DAVIE FL 33325-5104

**SPM 12-5-08**

CONNORS,GARRY L & ELAINE E  
12971 SW 26 ST  
DAVIE FL 33325

**SPM 12-5-08**

CONTRERAS,PEDRO L  
2120 SW 131 TER  
DAVIE FL 33325-5122

**SPM 12-5-08**  
COOK,ROBERT NOEL  
DE LA CRUZ,ARMANDO JR  
2300 SW 131 TER  
DAVIE FL 33325-5100

**SPM 12-5-08**  
COTTONE,ROBERT CHRISTIAN & J E  
1842 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
D'AGOSTINO,JAMES & MICHELE D  
2200 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**  
DEGAN,MICHAEL & KIM A  
2221 SW 131 TER  
DAVIE FL 33325-5137

**SPM 12-5-08**  
DISPENZIERS,BENEDETTO J &  
DISPENZIERS,MARGUERITE K  
2350 SW 131 TER  
DAVIE FL 33325-5136

**SPM 12-5-08**  
DOSAL,GEORGE & GRICEL  
2702 SW 132 WAY  
DAVIE FL 33330-1233

**SPM 12-5-08**  
EDELSON,RENNY M & MARGARET P  
2372 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
EMERALD SPRINGS HOA  
11011 SHERIDAN ST #208  
COOPER CITY FL 33026

**SPM 12-5-08**  
EMERALD SPRINGS HOMES OF DAVIE  
INC  
2556 UNIVERSITY DR  
CORAL SPRINGS FL 33065-5126

**SPM 12-5-08**  
ESPINOZA,LUIS ALBERTO  
CALAGUA,LITA ROSA  
2473 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
FASANO,FRANK J & DEBRA L  
2203 SW 132 WAY  
DAVIE FL 33325-5127

**SPM 12-5-08**  
FITCH,PETER G & PATRICIA A  
13103 SW 25 PL  
DAVIE FL 33325

**SPM 12-5-08**  
FLEMING,SCOTT B & NANCY L M  
13191 SW 19 ST  
DAVIE FL 33325

**SPM 12-5-08**  
FLORES,LUIS &  
FLORES,MARLENE M  
2500 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**  
FLORIDA POWER & LIGHT CO  
ATTN:PROPERTY TAX DEPT-JLM  
PO BOX 14000  
JUNO BEACH FL 33408-0420

**SPM 12-5-08**  
FRIEDEWALD,DON E JR &  
RIDGEWAY,DONNA  
12911 SW 26 ST  
DAVIE FL 33325

**SPM 12-5-08**  
GARCIA,MARITZABEL &  
GARCIA,RAMON  
2252 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
GEGUNDE,EDOUARDO  
2450 SW 131 TER  
DAVIE FL 33325-5135

**SPM 12-5-08**  
GLANTZ,DANIEL & TONI LOUISE  
2431 SW 131 TER  
DAVIE FL 33325-5139

**SPM 12-5-08**  
GONDAL,MOHAMMAD  
13300 SW 26 ST  
DAVIE FL 33325-5104

**SPM 12-5-08**  
GRASS,GARY RICHARD &  
GRASS,LISA MARIE  
2650 SW 130 TER  
DAVIE FL 33330

**SPM 12-5-08**  
HABAYEB,ZIAD E  
STEWART,SCOTT MICHAEL  
2423 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
HEYMANS,EDGAR & SONIA  
2101 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**  
JAMALUDIN,SHAMSHUDEEN &  
JAMALUDIN,BASMATTIE  
2701 SW 130 TER  
DAVIE FL 33330

**SPM 12-5-08**  
JASPERS,HANS A & CATHY A  
1900 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**  
JIMENEZ,OSWALDO & ANA I  
2700 SW 130 TER  
DAVIE FL 33330-1259

**SPM 12-5-08**  
JOHNSON,DWAYNE D  
1782 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
JOHNSON,VICTOR & REBECCA J  
1783 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
KEIR,BRUCE M & PATRICIA W  
2150 SW 131 TER  
DAVIE FL 33325-5122

**SPM 12-5-08**  
KLEIN,GERALD &  
KLEIN,AMELIA  
2462 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
KYLE,JOHN N II  
2551 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**  
LEE,MICHELLE  
2432 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
LEE,THOMAS G  
LEE,TERESA A  
13054 SW 25 PL  
DAVIE FL 33325

**SPM 12-5-08**  
LETO,JOHN A SR & JOAN A  
2550 NOAH PL  
DAVIE FL 33325

**SPM 12-5-08**  
LETO,JOHN A SR TR  
3100 STIRLING ROAD  
HOLLYWOOD FL 33021

**SPM 12-5-08**  
LEVINE,DOUGLAS &  
SAMUELS,RENEE L  
13161 SW 19 ST  
DAVIE FL 33325

**SPM 12-5-08**  
LINDEMANN,HAROLD E  
LINDEMANN,DEBRA L  
13321 SW 28 ST  
DAVIE FL 33330-1101

**SPM 12-5-08**  
LOPEZ,LEONARDO & KIM R  
1780 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**  
MACALUSO,FRANK & MACALUSO,M  
& MACALUSO,JACK  
2406 NASSAU LANE  
FORT LAUDERDALE FL 33312-6476

**SPM 12-5-08**  
MADISON,SAMUEL JR & SASKIA W  
13153 SW 25 PL  
DAVIE FL 33325

**SPM 12-5-08**  
MAKEMSON,JOHN C  
MCKENZIE,SUSAN D  
2320 SW 131 TER  
DAVIE FL 33325-5136

**SPM 12-5-08**  
MALETTE,HENRY & MARIE  
2453 SW 132 WAY  
DAVIE FL 33325-5129

**SPM 12-5-08**  
MASLOWE,DREW &  
MASLOWE,ROBYN  
2173 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
MASTERSOUND BUILDERS INC  
5722 FLAMINGO ROAD #325  
DAVIE FL 33330

**SPM 12-5-08**  
MATHIEU,GLUNISE  
132 W FULTON AVE  
ROOSEVELT NY 11575

**SPM 12-5-08**  
MAYER,CRAIG A & PAULA J  
2402 SW 132 WAY  
DAVIE FL 33325-5141

**SPM 12-5-08**  
MCBRIDE,JAMES SCOT &  
MCBRIDE,KIMBERLY M  
13253 SW 25 PL  
DAVIE FL 33325

**SPM 12-5-08**  
MCLAUGHLIN,NATHAN S & URLINE  
1843 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
MEROLLE,MICHAEL A & DONNA L  
12972 SW 26 ST  
DAVIE FL 33325

**SPM 12-5-08**  
MICHEL,IMMACULA  
MICHEL,JEAN ETAL  
13104 SW 25 PL  
DAVIE FL 33330

**SPM 12-5-08**  
MIELE,VERONICA  
2421 SW 127TH AVE  
DAVIE FL 33325-5600

**SPM 12-5-08**  
MILLER,CLINTON &  
AUREL,VALERIE M  
2162 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
MILLER,COUNCIL JR  
PO BOX 290010  
DAVIE FL 33329-0010

**SPM 12-5-08**  
MOIN-UR-REHMAN,MOHAMMED &  
MOIN,AFREEN  
2253 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
MOLINA,REYNALDO JAVIER &  
OTILIA  
2312 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
MORAN,KELLY J  
2755 SW 132 WAY  
DAVIE FL 33330-1247

**SPM 12-5-08**  
MORHAIM,MITCHELL &  
MORHAIM,CHRISTINE R  
2161 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**  
MOSES,ILANA &  
MOSES,THOMAS O  
2353 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
MULLER,JOSEPH E & HEIDI M  
2605 SW 132 WAY  
DAVIE FL 33330-1232

**SPM 12-5-08**  
MURRAY,DAVID J &  
MURRAY,MIRTHA B  
2750 SW 130 TER  
DAVIE FL 33330-1259

**SPM 12-5-08**  
NOH,YONG A &  
NOH,YUN SEOK  
2132 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
O'BRIEN,WILLIAM P  
13326 SW 26TH ST  
DAVIE FL 33325-5104

**SPM 12-5-08**  
O'CONNOR,CHRIS &  
O'CONNOR,ZINA  
2273 SW 132 WAY  
DAVIE FL 33325-5127

**SPM 12-5-08**  
OWOC,JOHN H  
1721 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**  
PAPSTAVROS,ARISTOTLE D  
PAPSTAVROS,ARGYROULA C  
2370 SW 131 TER  
DAVIE FL 33325-5136

**SPM 12-5-08**  
PARENT,JEAN ISAAC  
741 SW 98 TERR  
PEMBROKE PINES FL 33027

**SPM 12-5-08**  
PARKER,SCOTT & SALLY  
13001 SW 21 PL  
DAVIE FL 33325

**SPM 12-5-08**  
PEAN,PIERRE E & ENA JACQUES  
13004 SW 25 PL  
DAVIE FL 33325

**SPM 12-5-08**  
PELEJA,LUIS C & LORI  
13101 SW 19 ST  
DAVIE FL 33325

**SPM 12-5-08**  
PELLINGER,PAUL & AUDREY  
2303 SW 132 WAY  
DAVIE FL 33325-5128

**SPM 12-5-08**  
PENCE,RONALD R &  
PENCE,DIANE L  
2470 SW 130 AVE  
DAVIE FL 33325-5601

**SPM 12-5-08**  
PEREZ,JORGE LUIS & MARLO  
GARCIA  
1722 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
PHIPPS,BRIAN & PATRICIA  
13051 SW 21 PL  
DAVIE FL 33325

**SPM 12-5-08**  
PICHARDO,ANGEL & LENA  
12941 SW 26 ST  
DAVIE FL 33325

**SPM 12-5-08**  
PISTINER,MARK R &  
PARDELL-PISTINER,MELANIE  
2751 SW 130 TER  
DAVIE FL 33330-1202

**SPM 12-5-08**  
QUINN,MATTHEW  
2701 SW 132 WAY  
DAVIE FL 33330

**SPM 12-5-08**  
REJA ENTERPRISES INC  
PO BOX 880708  
BOCA RATON FL 33488

**SPM 12-5-08**  
RIDRIGUEZ-MAURA,ILEANA M &  
RODRIGUEZ,CARLOS M  
2100 SW 131 TER  
DAVIE FL 33325-5122

**SPM 12-5-08**  
RIFKIN,JERRY D & NANCY B  
13204 SW 25 PL  
DAVIE FL 33330

**SPM 12-5-08**  
RIVERO,ROSIE BETANCOURT  
1841 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**  
RODRIGUEZ,LUIS D  
12912 SW 26 ST  
DAVIE FL 33325

**SPM 12-5-08**  
RODRIGUEZ,RAFAEL  
13251 SW 21 PL  
DAVIE FL 33325

**SPM 12-5-08**  
ROSS,CHRIS  
JITTAN-ROSS,LISA  
2625 SW 132 WAY  
DAVIE FL 33330

**SPM 12-5-08**  
ROUSSEAU,HUGUES G &  
ROUSSEAU,MARILYN M  
2461 SW 131 TER  
DAVIE FL 33325-5139

**SPM 12-5-08**  
RUGGLES,RICHARD G & SHIRLEY J  
13323 SW 28TH ST  
DAVIE FL 33330-1101

**SPM 12-5-08**  
RUPP,GREGORY & TACY  
2220 SW 131 TER  
DAVIE FL 33325-5112

**SPM 12-5-08**  
SAUNDERS,ANGEL F &  
SAUNDERS,TRACY J  
12941 KAPOK LANE  
DAVIE FL 33330

**SPM 12-5-08**  
SCHAFER,KEITH A & DOREEN  
2655 SW 132 WAY  
DAVIE FL 33330-1232

**SPM 12-5-08**  
SHER,EMIL Z &  
SHER,SANDRA K  
2341 SW 131 TER  
DAVIE FL 33325-5138

**SPM 12-5-08**  
SIEROCUK,THOMAS & DARLENE  
5142 HOLLISTER AVE  
SANTA BARBARA CA 93111-2526

**SPM 12-5-08**  
SILER,WYMER  
2400 SW 130TH AVE  
DAVIE FL 33325-5601

**SPM 12-5-08**  
SILVERMAN,ANDREW L  
12852 SW 26 ST  
DAVIE FL 33330

**SPM 12-5-08**  
SMITH,RICHARD W  
1781 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**  
SOTO,PETER &  
SOTO,MIGDALIA  
2103 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
SPATZ,MARK M & JUDITH A  
13185 SW 28TH CT  
DAVIE FL 33330-1228

**SPM 12-5-08**  
STONEBROOK ESTATES COMM ASSO INC  
% ST ANDREWS COUNTRY CLUB REALTY  
7227 CLINT MOORE ROAD  
BOCA RATON FL 33496-1402

**SPM 12-5-08**  
STONYBROOK ESTATES LTD  
7227 CLINT MOORE RD  
BOCA RATON FL 33496-1402

**SPM 12-5-08**  
STORY,MARK A & HEATHER  
1723 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
SUAREZ,JAIME E &  
LEON-SUAREZ,MARIA ANDREA  
13132 SW 19 ST  
DAVIE FL 33325

**SPM 12-5-08**  
SWITZ,BEVERLY T  
13331 SW 28 ST  
DAVIE FL 33330-1101

**SPM 12-5-08**  
TABOR,DAWN C  
2373 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
TAM,ROSA &  
TAM,LAI YEN  
2470 SW 131 TER  
DAVIE FL 33325-5135

**SPM 12-5-08**  
TARALLO,FRANK G &  
TARALLO,KATHRYN E  
2153 SW 132 WAY  
DAVIE FL 33325-5126

**SPM 12-5-08**  
TAYLER,SHARON  
COATES,JOHN P  
1903 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
TAYLOR,JASON  
2980 PADDOCK RD  
WESTON FL 33331-3604

**SPM 12-5-08**  
THEODORE,JOSEPH & MONIQUE  
1944 WATER RIDGE DR  
WESTON FL 33326

**SPM 12-5-08**  
TODINCA,GEORGE &  
TODINCA,VALERIE  
2525 SW 127 AVE  
DAVIE FL 33325

**SPM 12-5-08**  
TORAL,FRANK L  
13131 SW 19 ST  
DAVIE FL 33325

**SPM 12-5-08**  
TSAL,JAMES H & SUE C  
11795 SW 2ND ST  
DAVIE FL 33325-2925

**SPM 12-5-08**  
TSIKIS,EUGENE &  
TSIKIS,FEDRA  
2400 SW 131 TER  
DAVIE FL 33325-5135

**SPM 12-5-08**  
TUCKER,THOMAS N  
13400 SW 26TH ST  
DAVIE FL 33325-5114

**SPM 12-5-08**  
TUKEY,DEBRA G  
2222 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
UMALI,EMMANUEL M &  
UMALI,MARIA L  
2170 SW 131 TER  
DAVIE FL 33325-5122

**SPM 12-5-08**  
VALENCIA,MANUEL &  
VALENCIA,AMELIA  
2123 SW 132 WAY  
DAVIE FL 33325-5126

**SPM 12-5-08**  
VAN DER BORG,HENRI J &  
VAN DER BORG,CAROL A  
2102 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
VARGA,JAMES J & MICHELE M  
2131 SW 131 TER  
DAVIE FL 33325

**SPM 12-5-08**  
VICK,SHEILA  
2323 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
VILLAVICENCIO,MARCO &  
VILLAVICENCIO,MARLENE  
2282 SW 132 WAY  
DAVIE FL 33325-5143

**SPM 12-5-08**  
VONNOH,GRACE &  
VONNOH,GEORGE E  
2602 SW 132 WAY  
DAVIE FL 33330-1260

**SPM 12-5-08**  
WALDON GROVE ESTATES  
HOMEOWNERS ASSOCIATION INC  
13140 SW 28 CT  
DAVIE FL 33330-1227

**SPM 12-5-08**  
WARRICK,WALLY  
13222 SW 19 ST  
DAVIE FL 33325

**SPM 12-5-08**  
WEINSTEIN,RICHARD J  
2223 SW 132 WAY  
DAVIE FL 33325

**SPM 12-5-08**  
WILLIAMS,JAMES P & JANET A  
12942 SW 26 ST  
DAVIE FL 33325

**SPM 12-5-08**  
WILLIAMS,PAUL R & OPAL  
13325 SW 28TH ST  
DAVIE FL 33330-1101

**SPM 12-5-08**  
WILSON HEIGHTS DEV INC  
3842 W 16 AVE  
HIALEAH FL 33012

**SPM 12-5-08**  
WILSON,DONNELL &  
WILSON,TANGELA  
13162 SW 19 ST  
DAVIE FL 33325

**SPM 12-5-08**  
WILSON,TIM & BARBARA  
13192 SW 19 ST  
DAVIE FL 33325

**SPM 12-5-08**

**SPM 12-5-08**

**SPM 12-5-08**

**SPM 12-5-08**

**SPM 12-5-08**

**SPM 12-5-08**



**SPM 12-5-08**  
Current Occupant  
2300 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2270 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2220 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2200 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2170 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2150 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2120 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2100 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13001 SW 21 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13051 SW 21 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13101 SW 21 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13151 SW 21 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13201 SW 21 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13251 SW 21 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2103 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2123 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2153 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2173 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2203 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2223 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2253 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2273 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2303 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2323 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2353 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2373 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2403 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2423 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2453 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2473 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13253 SW 25 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13204 SW 25 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13154 SW 25 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13104 SW 25 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13054 SW 25 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13004 SW 25 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2500 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2470 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2450 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2420 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2400 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2370 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2350 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2320 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13102 SW 21 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13152 SW 21 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2102 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2132 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2162 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2192 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2222 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2252 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2282 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2312 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2342 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2372 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2402 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2432 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2462 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13153 SW 25 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13101 SW 25 Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2461 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2431 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2401 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2371 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2341 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2311 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2281 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2251 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2221 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2191 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2161 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2131 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
1783 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
1843 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
1903 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13222 19 St  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13192 SW 19 St  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13162 SW 19 St  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13132 SW 19 St  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13102 SW 19 St  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
1900 131 Ter  
Davie, FL 33325

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Current Occupant  
1840 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
1780 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
1782 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
1842 SW 132 Way  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13191 SW 19 St  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13161 SW 19 St  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13131 SW 19 St  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
13101 SW 19 St  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
1841 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
1781 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2755 SW 132 Way  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2701 SW 132 Way  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2655 SW 132 Way  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2625 SW 132 Way  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2605 SW 132 Way  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2602 SW 132 Way  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2652 SW 132 Way  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2702 SW 132 Way  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2752 SW 132 Way  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
13185 SW 28 Ct  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
13145 SW 28 Ct  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2751 SW 130 Ter  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2701 SW 130 Ter  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2651 SW 130 Ter  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2601 SW 130 Ter  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2750 SW 130 Ter  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
13400 SW 26 St  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
13390 SW 26 St  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
13326 SW 26 St  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
13316 SW 26 St  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
13300 SW 26 St  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
13321 SW 28 St  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2101 SW 131 Ter  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
12971 SW 26 St  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
12941 SW 26 St  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
12911 SW 26 St  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
12881 SW 26 St  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
12851 SW 26 St  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
12882 SW 26 St  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
12912 SW 26 St  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
12942 SW 26 St  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
12972 SW 26 St  
Davie, FL 33330

**SPM 12-5-08**  
Current Occupant  
2500 SW 130 Ave  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2531 Noah Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2511 Noah Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2510 Noah Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2530 Noah Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2550 Noah Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2570 Noah Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2590 Noah Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2391 Noah Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2571 Noah Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
2551 Noah Pl  
Davie, FL 33325

**SPM 12-5-08**  
Current Occupant  
Davie, FL

**SPM 12-5-08**  
Current Occupant  
Davie, FL

**SPM 12-5-08**  
Current Occupant  
Davie, FL

**Exhibit 4 (Public Participation Notice)**

**MEETING NOTICE**

Emerald Isles Estates  
Emerald Isles Way & SW 130<sup>th</sup> Ave.  
Davie, DL 33325

2/12/09

Re: Citizen Participation Plan Meeting for: Improvements to Entrance  
Project #: SPM 12-5-08

This letter is to invite you to a citizen participation meeting relating to Emerald Isles Estates Entrance for a parcel located at Emerald Isles Way & SW 130<sup>th</sup> Ave. The improvements include a new entrance feature at the visitor's keypad and applicable changes to the entrance to allow for the new feature. Please see attached site location plan.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to the Town initiating their review of the application. We have selected the following meetings.

**First Citizen Participation Meeting:**

Date: 2/17/09  
Time: 6:00 pm  
Location: Shenandoah Park Meeting Room  
14601 SW 14<sup>th</sup> St.  
Davie, FL

**Second Citizen Participation Meeting:**

Date: 2/24/09  
Time: 6:00 pm  
Location: Shenandoah Park Meeting Room  
14601 SW 14<sup>th</sup> St.  
Davie, FL

If you wish to submit written comments, please send them to:  
Emerald Isles Estates  
c/o Atlantis Management Services  
11011 Sheridan St., Suite 208  
Cooper City, FL 33026

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,

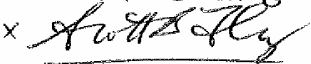
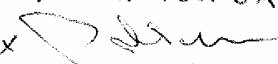
Scott Fleming  
V.P. Emerald Isles Estates Board of Directors

Exhibit 5 (Public Participation Sign-in Sheets)

**SIGN IN SHEET**  
**PUBLIC PARTICIPATION MEETING I**

EMERALD ISLES ESTATES  
Citizen Participation Plan Meeting II for: Improvements to Entrance  
Project #: SPM 12-5-08

Meeting Date: 2/17/09  
Meeting Time: 6:00 pm  
Location: Shenandoah Park Meeting Room  
14601 SW 14<sup>th</sup> St.  
Davie, FL

	<u>Name</u>	<u>Address</u>	<u>Phone</u>
①	SCOTT FLEMING x 	13191 SW 14th ST DAVIE, FL 33325	954 931 3622
②	PAUL HUIZENGA x 		305 987 6200



**SIGN IN SHEET**  
**PUBLIC PARTICIPATION MEETING II**

EMERALD ISLES ESTATES  
Citizen Participation Plan Meeting II for: Improvements to Entrance  
Project #: SPM 12-5-08

Meeting Date: 2/24/09  
Meeting Time: 6:00 pm  
Location: Shenandoah Park Meeting Room  
14601 SW 14<sup>th</sup> St.  
Davie, FL

Name	Address	Phone
① SCOTT FLEMING x <u>Scott Fleming</u>	13191 SW 14 <sup>th</sup> ST DAVIE, FL 33325	(954) 931-3622
② PAUL HUIZONGA x <u>Paul Huizonga</u>		(305) 967-6200

**Exhibit 6 (Public Participation Report)**

**SUMMARY OF**  
**PUBLIC PARTICIPATION MEETINGS**

Town of Davie  
Development Service Department  
Planning and Zoning Division  
6591 Orange Drive  
Davie, FL 33314

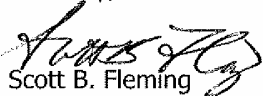
Re: Citizen Participation Plan Meeting II for: Improvements to Entrance  
Project #: SPM 12-5-08

Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we, Emerald Isles HOA, advertised and notified all of the property owners surrounding the subject property within 1,000 feet to invite them to, two (2) Public Participation Meetings, located at Shenandoah Park Meeting Room, 14601 SW 14<sup>th</sup> St., Davie, FL on 2/17/09 at 6:00 PM and 2/24/09 at 6:00 PM. The above scheduled meetings were held, however, none of the Town of Davie property owners attended.

We, Emerald Isles HOA, hope the above information fulfilled the requirements of the Public Participation Ordinance concerning this Site Plan Modification process.

Sincerely,



Scott B. Fleming  
Emerald Isles HOA President

## **MINUTES OF MEETING**

EMERALD ISLES ESTATES  
Citizen Participation Plan Meeting I for: Improvements to Entrance  
Project #: SPM 12-5-08

Meeting Date: 2/17/09  
Meeting Time: 6:00 pm  
Location: Shenandoah Park Meeting Room  
14601 SW 14<sup>th</sup> St.  
Davie, FL

Meeting started at 6:00 PM.

Roll call was taken at 6:05 PM and people present were: Scott Fleming (Emerald Isles HOA Board President) and Paul Huizenga (Emerald Isles Permit Expediter).

From 6:05 PM to 7:00 PM no other people showed.

Meeting was ended at 7:00 PM.

**SUMMARY OF DISCUSSION**  
**AT PUBLIC PARTICIPATION MEETING I**

EMERALD ISLES ESTATES  
Citizen Participation Plan Meeting II for: Improvements to Entrance  
Project #: SPM 12-5-08

Meeting Date: 2/17/09  
Meeting Time: 6:00 pm  
Location: Shenandoah Park Meeting Room  
14601 SW 14<sup>th</sup> St.  
Davie, FL

There was no discussion as no one showed up to the meeting.

## **MINUTES OF MEETING**

EMERALD ISLES ESTATES  
Citizen Participation Plan Meeting II for: Improvements to Entrance  
Project #: SPM 12-5-08

Meeting Date: 2/24/09  
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**SUMMARY OF DISCUSSION**  
**AT PUBLIC PARTICIPATION MEETING II**

EMERALD ISLES ESTATES  
Citizen Participation Plan Meeting II for: Improvements to Entrance  
Project #: SPM 12-5-08

Meeting Date: 2/24/09  
Meeting Time: 6:00 pm  
Location: Shenandoah Park Meeting Room  
14601 SW 14<sup>th</sup> St.  
Davie, FL

There was no discussion as no one showed up to the meeting.

**Exhibit 7 (Future Land Use Plan Map)**

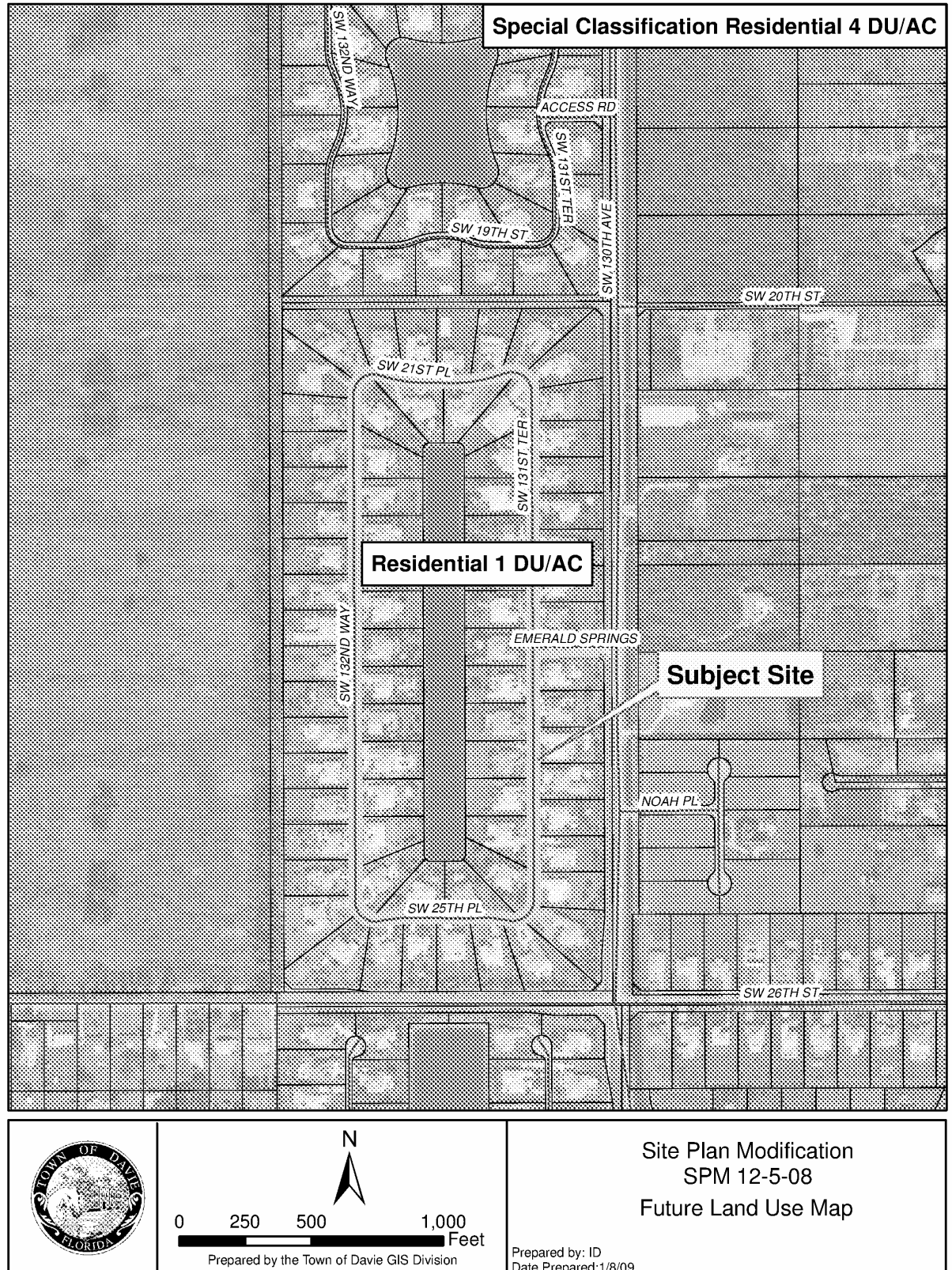
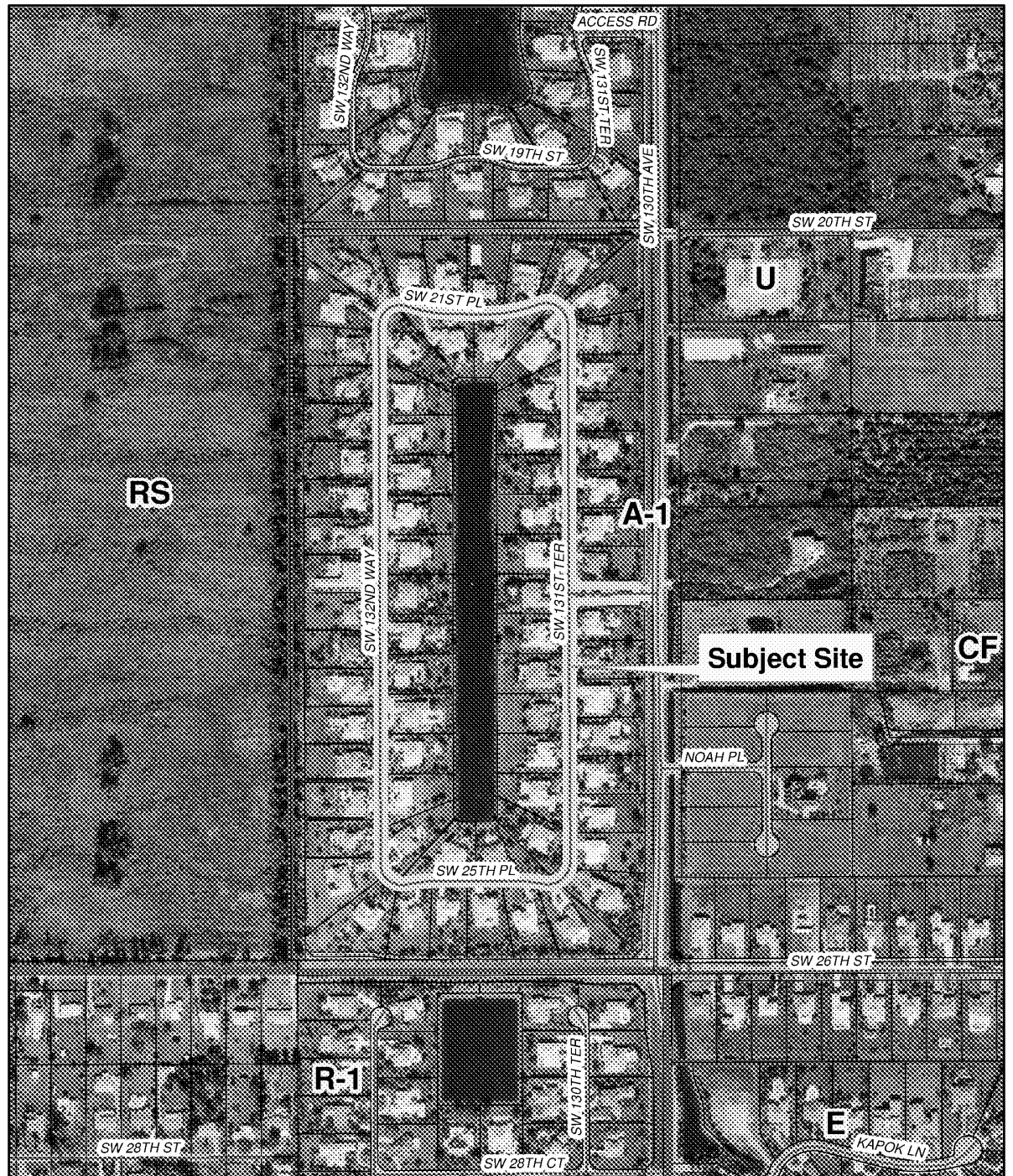


Exhibit 8 (Aerial, Zoning, and Subject Site Map)



Site Plan Modification  
SPM 12-5-08  
Zoning and Aerial Map

Prepared by: ID  
Date Prepared: 1/8/09